

TERMS & CONDITIONS, GUIDELINES FOR SUBMISSION OF OFFER ,
FORMAT OF SCHEDULE OF RATE, CHECK LIST FOR SUBMISSION OF OFFER

1. Interested parties (landowners- individual or/ jointly with other individuals/ Attorney of the owner(s)/ Agent appointed by owner are required to submit their offer **under two bid system** (Technical details (As per Annexure -1) along with Expression of Interest Form & relevant documents mentioned in point no. 3(a) in one envelope and price details in other envelope (As per Annexure -2)) for open plot(s) with clear and undisputed title admeasuring 5000 to 7000 Sq. Mtr. with minimum frontage of 75 mtrs along the road on Mumbai Goa Highway - between Sangmeshwar Railway Station to Aravali Market in sealed envelopes only, clearly superscribed on the Top as **"PLOT BETWEEN SANGMESHWAR RAILWAY STATION TO ARAVALI – MUMBAI GOA HIGHWAY, as the case may be) – DO NOT OPEN"**.
2. The location (Refer Sr. No. 18 below) of the plot(s) should be either of the following:
 - a. Mumbai Goa Highway - between Sangmeshwar Railway Station to Aravali Market.
3. The Offer shall consist of two sealed envelopes enclosed in an outer Sealed Envelope.
 - a) The **first envelope** to be super scribed as **TECHNICAL ENVELOPE (PLOT BETWEEN SANGMESHWAR RAILWAY STATION TO ARAVALI – MUMBAI GOA HIGHWAY as the case may be)** The Technical Envelope should contain Expression of Interest, Annexure-1 and following documents.
 - Latest one month '7/12' Extracts & relevant mutation entries
 - Notarized Power of Attorney on ₹ 100 stamp paper on the name of individual owner in case of joint owners / Agent.
 - Latest TLR Map
 - Gav Nakasha
 - Zone certificate of land
 - Architect drawing which is duly signed by Architect in the drawing should contains following details.
 - i. Showing net plot area
 - ii. Length & Width of the plot
 - iii. ROW, Building line, Control line, set back if any
 - iv. Type of Road
 - Google location
 - Any other details sought regarding plot, except PRICE / RATE **(Without Price)**
 - Check List duly filled as per the given format

b) The **second envelope** to be super scribed as **PRICE ENVELOPE (PLOT BETWEEN SANGMESHWAR RAILWAY STATION TO ARAVALI – MUMBAI GOA HIGHWAY as the case may be)** and shall contain following:

- The unit rate per square meter, Net Area in Square Meter as well as total amount as per the format of Schedule of Rates attached herewith duly signed with name of the person signing the price bid.

Both these envelopes (a & b) shall be placed in a bigger Envelope Superscribing "**PLOT BETWEEN SANGMESHWAR RAILWAY STATION TO ARAVALI – MUMBAI GOA HIGHWAY as the case may be) – DO NOT OPEN**".

4. The offered plot(s) shall be free from any disputes / encumbrances.
5. The offered plot(s) should not have any High Voltage Line or any pipeline passing above or below it.
6. The offered plot(s) shall be used for the purpose of putting up CNG & PNG infrastructure.
7. UEPL reserves the right to accept or reject the plot(s) offered, based on location and business needs.
8. UEPL intends to acquire the plot(s) on outright basis and offers for leasing the plot(s) shall be summarily rejected.
9. In case the offer is being submitted by agent / broker, duly notarized letter of authority executed on stamp paper of Rs.100/- with signature of all the owner(s) be submitted along with Technical form.
10. In case the offer is being submitted by power of attorney holder/ letter of authority holder on behalf of owner(s), then duly registered power of attorney or a notarized letter of authority executed on stamp paper or Rs. 100/- signed by all the owners, shall be enclosed along with Technical form.
11. In case the offered plot(s) does not belong to one owner, then the group of owners who have plots contiguous to each other/ have share in the offered plot and meeting requirements of UEPL, shall quote through a duly registered power of attorney holder or through one duly notarized letter of authority holder.
12. In case there are more than one applications received in respect of one property, UEPL shall have sole discretion to reject all or choose one of these applications.
13. In case the offered plot(s) is agricultural land, then the owner(s) shall convert the same to non-agricultural land at their own expenses and cost.
14. Please ensure that the check-list has been duly filled in by interested parties (landowners – individual or jointly with other individuals / letter of authority holders / Agents authorized by Owners) and included in the first envelope (TECHNICAL ENVELOPE) along with the offer.
15. The offer shall be valid for 180 days from date of submission of offer.
16. UEPL reserves the right to cancel the requirement given in this advertisement depending upon business requirement.

17. Sealed offer must reach UEPL latest **BEFORE 1700 hrs** on **06.06.2025** to the following address:

**Chief Executive Officer
UNISON ENVIRO PRIVATE LIMITED**

Der Deutsche Parkz,
1st Floor, Unit No. 14 to 20,
Near Nahur West, Industrial Area,
Bhandup West, Mumbai-400078

18. **Please find below the details of locations:**

Mumbai Goa Highway - between Sangmeshwar Railway Station to Aravali Market

